



REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 16, 2002

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: COUNCILMAN WEEKLY and COUNCILWOMAN McDONALD

Also Present: DEPUTY CITY MANAGER STEVE HOUCHENS, DEPUTY CITY ATTORNEY TERI PONTICELLO, DEPUTY DIRECTOR JOHN McNELLIS, Public Works, SUE PRESCOTT, Neighborhood Services, CITY CLERK BARBARA JO (RONI) RONEMUS, and DEPUTY CITY CLERK GABRIELA PORTILLO-BRENNER

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

Las Vegas Library, 833 Las Vegas Boulevard North

Senior Citizens Center, 450 E. Bonanza Road

Clark County Government Center, 500 S. Grand Central Pkwy

Court Clerk's Bulletin Board, City Hall

City Hall Plaza, Posting Board

(3:05)

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AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 16, 2002

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Weekly and L.B. McDonald

Discussion and possible action regarding a Purchase Agreement with the Clark County School District (CCSD) for the sale of approximately 2.98 acres of City owned land located near the southeast corner of Vegas Drive and Simmons Street known as Parcel Number 139-29-501-012 for \$192,500 (Parks Capital Improvement Projects less CLV's share of closing costs) - Ward 5 (Weekly)

Fiscal Impact

☐

No Impact

Amount: \$192,500 gain less costs

☐

Budget Funds Available

Dept./Division: Public Works/Real Estate

☐

Augmentation Required

Funding Source: Capital Improvement Projects

PURPOSE/BACKGROUND:

On 2/20/01 Council approved staff to enter into negotiations with CCSD for their purchase of the property listed above. This parcel is located next to the Advanced Technologies Academy. CCSD is interested in using the proposed parcel for a parking lot to accommodate staff, students and guests. This is a vacant parcel of land that the City has no current or future plans for. The land has been vacant for decades and has the potential to be improved. By asphaltting the area, it will also help with dust control.

RECOMMENDATION:

Staff recommends approval of the sale of this property, and authorize staff to execute all the additional documents necessary to close escrow and record title.

BACKUP DOCUMENTATION:

Purchase Agreement

COMMITTEE RECOMMENDATION:

COUNCILWOMAN McDONALD recommended this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF SEPTEMBER 16, 2002

Public Works

Item 1 – Discussion and possible action regarding a Purchase Agreement with the Clark County School District (CCSD) for the sale of approximately 2.98 acres of City owned land located near the southeast corner of Vegas Drive and Simmons Street known as Parcel Number 139-29-501-012 for \$192,500

MINUTES – Continued:

JOHN McNELLIS, Deputy Director of Public Works, explained that the City has been negotiating the sale of a three-acre site with the Clark County School District for over a year. Various appraisals have been done by both sides and both parties have determined the price to be reasonable. Staff recommends approval.

There was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:06 – 3:07)

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 16, 2002**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Weekly and L.B. McDonald

Discussion and possible action regarding a Second Amendment and Restated Lease Agreement between the City of Las Vegas and the Museum of Natural History doing business as Las Vegas Natural History Museum (Museum) for property located at 900 Las Vegas Boulevard North - Ward 5 (Weekly)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

CLV entered into an Amended and Restated Lease Agreement with the Museum on 11/15/95. This 2nd Amendment allows for a term of 50 years under the condition that the Museum applies for and be awarded grants for the purpose of construction/completion of certain capital improvements. Museum's rental rate is \$1 per year. CLV pays for all utilities and major repairs to utilities on Premises. CLV maintains exterior of Premises and Museum maintains interior of Premises.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Second Amendment and Restated Lease Agreement

COMMITTEE RECOMMENDATION:

COUNCILWOMAN McDONALD recommended this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF SEPTEMBER 16, 2002

Public Works

Item 2 – Discussion and possible action regarding a Second Amendment and Restated Lease Agreement between the City of Las Vegas and the Museum of Natural History doing business as Las Vegas Natural History Museum (Museum) for property located at 900 Las Vegas Boulevard North

MINUTES – Continued:

DEPUTY CITY ATTORNEY TERI PONTICELLO advised that the lease agreement was being brought before the Committee in order to do some housekeeping with respect to the lease term arrangement. The last amendment in 1998 gave the Museum of Natural History a 50-year term, with a set period for capital improvement financing. The lessee requires additional time for that financing, and this amendment would provide for an additional 10-year period as well as extending the overall lease for a full 50-year term from the date of this amendment. If capital improvement financing is not secured within 10 years, the lease agreement will terminate in 2015.

MARILYN GILLESPIE, President of the Las Vegas Natural History Museum, confirmed the statements made by DEPUTY CITY ATTORNEY PONTICELLO and pointed out that incredible improvements have already been made to the interior of the building. The interior has been completed, and space has been completely utilized. They used a \$50,000 grant to do planning for the museum, including projected exhibits. They are the only museum facility that uses a global approach in order to have unique displays. The architect has drafted plans showing that it would be possible to double the existing 35,000 square feet of space to 70,000 square feet. The plans involve expanding both up and out. Currently, they are identifying the cost of the project and examining phased expansion in order to remain open during expansion.

COUNCILWOMAN McDONALD discussed with MS. GILLESPIE the beneficial impact of an extended lease on the capital improvement financing efforts. Given the financial climate and the amount of money, the longer term facilitates financing efforts.

AL GALLEGGO, citizen of Las Vegas, complimented the museum but requested that a portion of the park be retained, as well as the front area of the museum because it is so beautiful. He suggested controlling access to the park for the enjoyment of children visiting the museum. MS. GILLESPIE assured MR. GALLEGGO that the planned expansion will not affect the park play and picnic area. The expansion would involve both sides and the back of the building.

There was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:07 – 3:14)

REAL ESTATE COMMITTEE AGENDA
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CITIZENS PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

None.

(3:14)

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THE MEETING ADJOURNED AT 3:14 P.M.

Respectfully submitted: _____
GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK
September 17, 2002